

MINUTES
FRUIT HEIGHTS CITY
PLANNING COMMISSION MEETING
910 South Mountain Road
October 27, 2015

REGULAR MEETING

PLANNING COMMISSIONERS PRESENT: Commissioners Chris Martineau, Curtis Tanner, and Chairman Susan Hunt and City Council Member Craig Hill were all present and Commissioner Paul Wood was excused and Commissioner Sam Brady arrived late.

STAFF PRESENT: City Manager Brandon Green and City Planner Jeff Oyler were present.

VISITORS:

REGULAR MEETING

The Planning Commission meeting was called to order by Chairman Susan Hunt at 7:07pm. The Pledge of Allegiance given and Commissioner Chris Martineau gave a prayer for the opening ceremony.

1. APPROVAL OF MINUTES FROM PREVIOUS MEETING:

Commissioner Chris Martineau made a motion to approve the minutes from September 22, 2015. Commissioner Curtis Tanner seconded the motion and it was approved unanimously.

2. ITEMS FROM THE PUBLIC:

There was nothing presented from the public.

3. PUBLIC HEARING:

There was not a public hearing.

4. NEW BUSINESS: 00:03:07

a. Discuss request to Subdivide Lots in Coventry Meadows, Whicker Lot Split

City Planner Jeff Oyler introduced the Planning Commission to the history behind this area. There were three lots that were purchased by UDOT for the frontage road and the park and ride lot. When UDOT finished there was some of the original property left over but not enough to develop. They sold that piece of property to the owner of the adjacent home Mr. Whicker. Mr. Whicker wanted to put a home on that lot but it would not work. Mr. Whicker then purchased the home on the other side of the property previously owned by Mr. Van Alfen. Mr. Whicker now has enough to meet the setback requirements.

City Planner Oyler has instructed Mr. Whicker that the Flag Lot ordinance states that everyone in the subdivision and the contiguous area must sign a petition to agree to the flag lot. There is a part of the ordinance that states if he cannot get 100% of the people to agree the applicant, Mr. Whicker, can ask the City to hold a Public Hearing on the matter. The Planning Commission asked some questions

regarding if the ordinance stated that the City has authority to approve the flag lot when not all the conditions are met. Chairman Susan Hunt requested that City Planner Oyler follow up on the responsibility of the Planning Commission concerning this Public Hearing. The Planning Commission and City Staff discussed legislative and administrative responsibilities of the City. They discussed amending the subdivision and the fact that an amendment requires a Public Hearing. It is the opinion of the City Planner that if Mr. Whicker can't get the signatures then this shouldn't be approved.

Commissioner Chris Martineau asked about the requirements for a flag lot. City Planner Oyler instructed that one of the requirements of a flag lot as it needed to have twenty feet of street frontage. A standard lot requires a eighty foot frontage. They discussed that if Mr. Whicker meets all of the requirements for the flag lot then it can be approved as a flag lot but one of those requirements is to get 100% of the signatures needed.

The Planning Commission and City Staff further discussed possible problems with the lot as well as the wisdom of requiring 100% approval by the existing neighbors. They also discussed that a portion of the lot would need to be re-zoned from an R-S-12 to an R-1-10 in order to use those set-backs. City Planner Jeff Oyler also mentioned that he wished to discuss with the City Attorney if the City is obligated to amend subdivisions.

City Planner Oyler mentioned that the Planning Commission needed to look at the Flag-Lot Ordinance for an update. City Planner Oyler and the Planning Commission discussed other subdivisions and other zoning issues that had happened in the past in Fruit Heights.

b. Discuss November and December Meeting Schedule 00:45:33

City Manager Brandon Green mentioned that the City Council would be meeting in November but would not be meeting in December. City Planner Oyler asked if the Planning Commission was needed for any business would they rather meet in November or December. They determined that they would prefer to meet in November.

Council Member Craig Hill also reminded the Planning Commission that the City Christmas Party would be on December 6th. Invitations will be going out this week. It will take place at the City Offices in the basement so that everyone can be together.

5. OLD BUSINESS: 00:50:55

a. Review and Discuss Updates to the City's Noise Ordinance.

Chairman Susan Hunt reminded the Commissioners about the previous Noise Ordinance that the City Staff and Planning Commission had been working through. She mentioned that City Manager Brandon Green had simplified it and that it was much more understandable. The Commission mentioned that it seemed that this ordinance would be easier to enforce. City Manager Brandon Green mentioned that he had found a similar ordinance on another city's website and he preferred this one. This new version has the times of restriction between 10 pm and 6 am. It is restricted by feet instead of decibel levels. It relies on common sense and practicality than measuring. He proposed that the Staff will scratch the old

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version and City Manager Green will enter the changes from the first version into this new version. Chairman Susan Hunt and the Planning Commission had a few changes with the wording of the new version.

6. UPCOMING CALENDAR EVENTS:

a. Ordinance Review: "Mobile Home Parks".

City Manager Brandon Green mentioned that the City Staff would be putting the Mobile Home Ordinance on hold because they would be looking at updating the City's General Plan. City Planner Oyler mentioned the "Tiny Homes" are becoming a popular items. Old Trailer Parks are becoming converted into little home parks.

7. REPORTS:

A. City Planner- Jeff Oyler

City Planner Jeff Oyler mentioned that the development up on the hill was moving forward very slowly.

B. City Council Rep- Craig Hill

Council Member Craig Hill mentioned that this would probably be his final meeting with the Planning Commission as his term would be up at the end of the year. He thanked everyone for their service to the City and the legwork they do for the City Council. His replacement will be filled by appointment

City Planner Jeff Oyler encouraged the Planning Commission to become informed regarding Proposition 1. It would be a quarter cent sales tax increase on everything but food and the tax would be directly dispersed to cities and counties to be used for roads, trails and other forms of transportation. It would be a tremendous benefit for the City. He explained that B&C road funds can only be used on construction of new roads. There is nothing set up to maintain the roads and this would be a benefit to help with those issues.

ADJOURNMENT: 01:10:27

Commissioner Chris Martineau made a motion to adjourn and it was seconded by Commissioner Sam Brady. It was agreed upon unanimously and the Planning Commission Meeting was adjourned at 8:17 pm.

I HEREBY CERTIFY that the foregoing is a true, accurate and complete record of the Fruit Heights City Planning Commission meeting held October 27, 2015

Not approved until signed


Kelli Rollins
Recording Secretary

Date Approved by the Planning Commission: Jan. 26, 2016